

TOWN ASSEMBLY MINUTES MONDAY JUNE 22, 1992 AT 7:30 PM AT ARDEN GILD HALL

Those present were:

Yvonne King	Sally Hamburger	Aaron Hamburger
Rae Gerstine	Marjorie Mabrey	William Bailey
Richard Bloom	Joan W. Colgan	Lee Starr
Jean K. Brachman	Pat Liberman	Bernie Brachman
Marianne Cinaglia	William Press	Irene O'Connor
Eugene Shaw	Cy Liberman	Frank Akutowicz
Peter Renzetti	Connee McKinney	Russ McKinney
Shaul Gladstone	Barbara Fenske	Skip Salkeld
Dan Szurgyjlo	Anne Aldach	Elizabeth Varley
Paul Thompson	Helen Macklem	Ethel Monfort
Jannie Stearns	Bonnie Burslem	Maryellen Jobson
Rep. Wayne Smith nv	Barney King	Harold Monfort
Larry Walker	Bob Wynn	Tom Colgan
Chris Demsey	John Demsey	Tim Colgan
Sharon Kleban	Allan Kleban	Richard Jester
Lew Aumack	Peggy Aumack	Chuck McKean
Judy Butler	June Kleban	

Agenda Clarification: none

Approval of March Town Minutes: minutes approved

A moment of silence was held for Pat Press, Bill Andrews, and Gerard VanRaen, long time Arden residents who recently died, the Town secretary will send letters of condolences to express the Town Assembly's sympathy.

Trustees Report: Shaul Gladstone

- 1) The bank balance of cash and investments exclusive of accrued interest for April and May, was \$239,256.31 as of May 31, 1992.
- 2) Investment in Arden Building and Loan is \$40,000.00, plus accrued interest of \$1,575.00.
- 3) The "General Fund Balance ", as March 25, 1992, was \$108,804.00.
- 4) It has been the unfortunate duty of the Trustees to turn over to our attorney responsibility for obtaining a lien on one leasehold. Please be assured that this happened only after the leaseholder involved failed to comply with repeated promises of his own to attempt to resolve the matter of unpaid land rent.
- 5) Inadequate bonding of the Village Treasurer has been replaced with a \$50,000 Government Entities Commercial Crime Policy covering all Arden officials.

Respectfully submitted,  
Trustees of Arden

Report accepted.

Advisory Committee Report: Marianne Cinaglia

Thanks to Archives for the refreshments served before Town Assembly began.

Election of Committee Members:

- 1) Budget - James Pasquarella will complete the one remaining year of Bess Southwell's term.
- 2) Registration - break tie between Elizabeth Varley and Karol Hannover
- 3) Playground Committee - Member clarification: Judy Butler officialy, Committee Chairman break tie between Bill Busch and Jannie Stearns.

Report accepted.

Registration Committee Report: Yvonne King

We have 400 eligible voters.

The "You are welcome Hither" committee (nee the Village Van) met on May 13, to plan a Newcomers party and come up with a structure to make the committee a viable organization.

From this very enthusiastic meeting chaired by Lanier Colgan, came plans to have an "Arden Oldtimers Welcomes New/Timers" party to be held on August 8th from 5 PM to 7 PM. (With serious hor'douvers being served, mark your calendar!). The party co-chairmen, are Ethel Monfort and Jannie Stearns. Details will be forthcoming.

A very lively discussion to define the aims and objectives of this committee as well as how they could best be accomplished was very fruitful.

These were the conclusions:

The Aim - Very simply, is not only acquaint newcomers with Arden but to encourage participation in Town Government and get them to vote!

The Method - It is felt the Welcome Hither Committee would best function as an ad-hoc committee with its chairman appointed by the Town Chairman.

The Welcome Hither Chairman would in turn appoint, coerce, beg or designate three additional members.

The Chairman would report to the Advisory Committee.

A secretary would be appointed by the Chairman to keep minutes and perform appropriate secretarial duties.

The Chairman of the Registration Committee would attend all meetings necessary.

The Chairman would, through the Registration Committee, submit a budget.

Though the community has been very generous in donating food, beverages and supplies i.e. the Arden Book Party, the Town should lend financial support.

The Welcome Hither Committee will report to the Town Assembly.

Mary-ellen Jobson is willing to continue putting the packets together which she has almost single-handedly been doing and for which we thank her.

Ruth Bean is like-wise willing to continue taking care and control of the new Arden Books, and whom we would also like to thank in absentia.

And so I would like to present a motion to the Town Assembly to establish the "You are welcome hither" committee as an ad-hoc committee with its chairman appointed by the Chairman of the Town Assembly. The "Welcome Hither" chairman would appoint 3 committee members and operate under the aegis of the Registration Committee.

Motion was seconded and approved



As you know the Registration committee has been endeavoring to bring a loosely structured method of operation into a more precise mode.

We have been un-comfortable with what, too often, are arbitrary decisions because we have no formal, written guide-lines.

After many, many discussions in committee, with Advisory Board and with the Trustees we came up with the Ordinance that would begin to address what we see as short-comings in our present method of operation.

Though we interpreted the Act of Incorporation as giving the Registration Committee the authority to draw up rules and regulations there was some dis-agreement in some sectors.

We decided that going with an Ordinance procedure would provide the best forum for discussion in Town Assembly and to assure participation from the Town as well as giving other points of view, which the reading of the Ordinance certainly generated!

However, at the last Advisory meeting, Bill Press, Town Assembly Chairman read a letter he received from Mr. Joseph Rosenthal, Esq., legal counsel for the Town, Re: The Ordinance.

Mr. Rosenthal gave his opinion that the Ordinance was redundant because the Registration Committee is already empowered to draw up Rules and Regulations. He suggested further, that the Rules and Regulations themselves should be the Ordinance.

Though we agree the Registration Committee is empowered to formulate Rules and Regulations we do not agree that should become an Ordinance for two reasons:

1. It would take away the right for future Registrations Committees to promulgate rules and regulations.
2. If we found some aspect of the Rules & Regulations Ordinance un-workable the voting process could be jeopardized or questionable with the correction process coming too late as it would take three readings at Town Meeting to change at Town Meeting to change and correct it.

Because of the legal support regarding the Registration Committees's duties we would like to withdraw the ordinance.

Instead we would like to bring to September's Town Meeting proposed Rules and Regulations.

We invite those interested to come to the Registration Committee meeting on July 29th and August 12th at 8 PM at the BWVC when we will be dealing with the proposed Rules and Regulations.

It would also be helpful if any ideas be put in writing and given to any member of the committee prior to those meetings.

We would like to thank the Town and all who have helped on this issue for their patience and understanding as we all try to work together on this matter. Although we are withdrawing the ordinance I would like to close this report by re-reading the stated objectives of the Ordinance because they are still the motivating factors, the impetus for endeavors.

Respectfully submitted: Yvonne King

Report accepted

Results of election were: Elizabeth Varley was elected to Registration Committee

Arden Archives Committee: Sally Hamburger

Our primary focus these days is the preservation and cataloguing of the many photographs in the collection. We are amassing a pile that are causing identification problems - we will be holding a session in the Fall for you to drop by and help us with this problem, but if you have some Saturday morning, we would welcome your input.

Our close working quarters will be made more comfortable this summer by the use of the WMA air-conditioner, thanks to negotiations by the BWVC Committee. We are feeling a space crunch, however, and are considering moving the town file cabinet into room #4. We would like to move the Arden quilt - because we need the wall space and because we think it should be more readily visible, but that seems to be a huge project.

The exciting news is that we have received a grant from Crystal Trust in the amount of \$1,750 for fire-proof storage equipment and a brochure. Peter Renzetti is researching the fire-proof file cabinet for us, and we are working with Connee McKinney on the creation of an "interim brochure". We know that the stage of the BWVC is not a permanent home, but we think it is important to let the public know that we are a working concern and that we have a secure, fire-proof space as a repository of the Arden Archives. One thing we want to stress in the brochure is that Arden is a living community. To that end, we plan to include a group picture of the artists and craftspeople currently living and working in Arden. We plan a party/exhibit in the Fall where each artist will be invited to exhibit one piece.

We were very pleased with May issue of Smithsonian magazine - we have copies for sale tonight for \$3 each. You may also contact a committee member if you would like to buy one. The July issue of Smithsonian will have response letters about the article - primarily memories of Arden.

While working on the photographs of houses, we have created a partial list of Arden house names. I have several copies here tonight and would appreciate additions and corrections from all and sundry.

Our summer hours will be 10-12 Saturday mornings (its cooler then). Please stop by.

Respectfully submitted: Sally Hamburger

Report accepted



**BOARD OF ASSESSORS  
VILLAGE OF ARDEN**

REPORT TO TOWN ASSEMBLY, JUNE 22, 1992  
FOR LAND RENT DUE MARCH 25, 1993

SECTION I

The Board of Assessors has the responsibility of fixing the rates to be used in determining "the full rental value" which each Arden leaseholder pays for the use of land under the terms of the lease. In filling that responsibility the board has used the method developed and used during the 1980's by previous Boards of Assessors. This includes the use of a formula to set the "full rental value" of all of the lands of the Arden Trust, and the use of a set of rates to assign to each leasehold a share of the total.

In using this well-accepted method we are mindful that Henry George, father of the Single Tax movement, wrote:

The tax upon land values falls only upon those who receive from society a peculiar and valuable benefit and upon them in proportion to the benefit they receive.

We have tried, in fixing the various rates and location factors, to be conscious of the benefits being received (or in some cases injuries being suffered) by the leaseholders.

We also agree that land value is a creation of the community and that rents must be collected for the use of the community, and in sufficient quantity to satisfy the needs of the community. We note that a former trustee stated that one yard stick for determining rental values is our "community standard of living;" we believe that standard is set in the annual referendum on the village expenditures.

The full rental value has three elements:

1. The amount required to pay the county and school taxes levied on the Trust by outside taxing authorities.
2. The amount required to maintain the community standard of living as indicated by recent referenda.

3. The amount needed to maintain a prudent reserve to insure the community freedom in considering the next referendum on community expenditures.

After determining the full rental value of all the lands of the Trust (which are limited to the leaseholds of Arden), the assessors turn to the relative values of individual leaseholds based upon size and other considerations. Those values are affected by the general location of the leasehold in Arden, by the size of the lot, by the uses permitted on the leasehold, and by certain specific location factors. We have set a General Location Rate, a Lot size Adjustment Rate, a Multiple Dwelling Rate, a Commercial Rate and a set of specific location factors.

In reviewing the "prudent reserve" in the formula, the Assessors concluded it is more reasonable to calculate it as a proportion of total expenditures than as a proportion of the county and school taxes paid the previous year. For the current calculation, the reserve was fixed at one-third of this year's expenditures, which happens to be approximately equal to 60 percent of taxes paid, the proportion used last year. Expressed differently, one-third of the expenditures in effect reserves four months of average expenditures for the 12 month fiscal year.

The Assessors determined that the full rental value of the lands of the Arden Trust is \$230,000, which is approximately 3 percent higher than last year's value. That change was applied uniformly to the General Location Rate, the Multiple Dwelling Rate, and the Lot Size Adjusted Rate.

The General Location Rate, called Rate A, reflects a value all leaseholds share. This value is derived from being located in a fully developed village with an active community life and with many facilities and services available to all. These include paved roads, sanitary sewers, our greens and forests, public utilities, trash collection service and the Village Center.

The Multiple Dwelling Rate, called Rate B, reflects the added value of those privileged use leaseholds which are permitted to accommodate -- with or without legal standing with New Castle County -- more than one dwelling unit on each leasehold. In applying this rate, we define a dwelling unit as an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation. Existence of a kitchen is an essential ingredient of a dwelling unit.



The Lot Size Adjustment Rate, called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate further reflects the fact that most Arden lots are restricted to being the site of a single dwelling. The portion of the lot that accommodates that dwelling is more valuable than any portion of the leasehold that exceeds the minimum area required for one dwelling.

The Commercial Rate, called the Rate D, reflects the added value of a leasehold permitted to accommodate commercial as opposed to residential use. This rate currently applies only to Lot #88.

The Specific Location Factors make adjustments to appropriate leasehold rental values in accordance with uniformly applicable rules.

## SECTION II

The computation of full rental value of the Arden Trust lands for 1993-1994 is as follows:

1. A: The amount needed for the county tax (est.)	\$ 46,000
B: The amount needed for the school tax (est.)	101,000
C: The forecasted amount needed for administration of the Trust	19,000
D: The forecasted amount needed for community standard of living	88,000
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TOTAL ITEM 1 - FORCASTED EXPENDITURES	\$ 254,000
2. The amount needed to maintain a prudent reserve of \$ 85,000 (1/3 of the Total of Item 1) less \$ 109,000 available from 1992-1993	(24,000)
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FULL RENTAL VALUE	\$ 230,000

The 1993-1994 Fiscal Year Rental Rates  
(year beginning March 25, 1993)

General Location Rates

- Rate A: \$90 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold.
- Rate B: \$70 per 1,000 square feet. For each dwelling unit in addition to the first the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.
- Rate C: \$37 per 1,000 square feet. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.
- Rate D: A surcharge of 75% of the total are of the leasehold multiplied by Rate C with no deduction for frontage on Marsh Road.

Specific Location Rates (or Factors)

- |  |       |
|--|-------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests:                           | + 10% |
| 2. Leaseholds fronting on Arden or Sherwood Forest by being across the street: | + 5%  |
| 3. Leaseholds adjacent to or fronting on a communal green:                     | + 5%  |
| 4. Leaseholds adjacent to Harvey Road or Marsh Road:                           | - 5%  |

Notes

1. The specific location factor charges (in dollars) to be added or subtracted from the sum of the A, B and C charges are obtained by multiplying the area of the leasehold by Rate C and then by the appropriate specific location factors as given above.
2. A corrected forest or greens factor charge for a leasehold which has only a part of one side adjacent to or fronting on a forest or green shall be defined by multiplying the basic factor charge by the ratio of the actual fronting or adjacent footage to the total footage of that side of the leasehold.



## Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general location rates:	\$ 216,000
From the specific location rates:	4,000
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Total Land Rent	\$ 220,000
From fines and other sources:	10,000
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TOTAL RENTAL VALUE	\$ 230,000

Sample rent calculations are appended to this report. Report accepted.

SAMPLES OF BASE RENTALS

<u>Lot Size (sq. ft.)</u>	
10,000	\$ 714.50
10,890 (1/4 acre)	747.43
20,000	1,084.50
30,000	1,454.50
40,000	1,824.50
43,500 ( 1 acre )	1,954.00

EXAMPLES OF RENT CALCULATION

- A 20,000 sq. ft. lot containing one dwelling unit, fronting on Village Green, adjacent to Arden Forest:

6,500 sq. ft. X \$90/M sq. ft.	\$ 585.00
13,500 sq. ft. X \$37/M sq. ft.	<u>499.50</u>
Base Rent	\$1,084.50

Forest Factor -

20,000 sq. ft. X \$37/M sq. ft. X 10%	74.00
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Greens Factor -

20,000 sq. ft. X \$37/M sq. ft. X 5%	<u>37.00</u>
Total Rent	\$1,195.50
- A 30,000 sq. ft. lot containing three dwelling unit and adjacent to Arden Forest:

6,500 sq. ft. X \$90/M sq. ft.	\$ 585.00
6,500 sq. ft. X 2 X \$70/M sq. ft.	910.00
10,500 sq. ft. X \$37/M sq. ft.	<u>388.50</u>
Base Rent	\$1,883.50

Forest Factor -

30,000 sq. ft. X \$37/M sq. ft. X 10%	<u>111.00</u>
Total Rent	\$1,994.50
- A 30,000 sq. ft. lot containing one dwelling unit with 75 feet of a 100 foot side fronting on Village Green:


6,500 sq. ft. X \$90/M sq. ft.	\$ 585.00
23,500 sq. ft. X \$37/M sq. ft.	<u>869.50</u>
Base Rent	\$1,454.50


Green Factor -


30,000 sq. ft. X \$37/M sq. ft. X 75/100 X 5%	<u>41.63</u>
Total Rent	\$1,496.13



THE 1992 BOARD OF ASSESSORS


  
Bernard Brachman

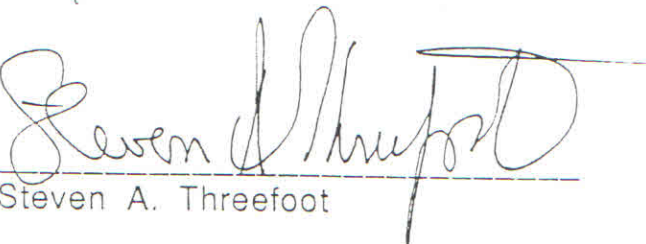
  
Aaron S. Hamburger, Chair

  
Yvonne King

  
Cy Liberman, Secretary

  
Peter Renzetti

  
Eugene S. Shaw

  
Steven A. Threefoot

June 22, 1992

VILLAGE OF ARDEN

AUDIT COMMITTEE REPORT - JOHN A. WHEELER

The Audit Committee has reviewed the accounting procedures currently in use by the trustees and Village of Arden and found them in accordance with accepted accounting practices. We have also reviewed the independent auditors report submitted by the CPA firm of Corcoran and Company for the fiscal years ended March 25, 1992 and 1991. We conclude that this audit fairly presents the assets, liabilities, fund balances, income and expenses of Arden. Following is a summary of this audit information with copies of the balance sheet and income statement.

Total Assets and Total Liabilities and Fund Balances are in balance:  
\$279,147.

TOTAL INCOME	\$254,293
TOTAL EXPENSE	285,030
FUND BALANCE:	
Beginning of Year	145,152
End of Year	<u>114,415</u>
NET DEFICIT	<u>\$(30,737)</u>

Report accepted



Budget Committee Report: Larry Walker

The Budget Committee met, and Larry Walker was made the Chairman. Bess Southwell has resigned from the Committee, and her place will be taken by Joe Pascarella, who was the last defeated candidate.

The Budget Committee and the Registration Committee will be working together to modify and improve the Budget Ballot which will be used for the next Budget Referendum. The goal is to make the presentation to the voters as clear as possible. The Registration Committee has presented a draft ballot to the Budget Committee to begin the process.

Leon Tanzer of the Arden Flag Committee has notified us that there are no plans to ask for funding in the next budget year. Possibly, a request for funding might be made in a subsequent year.

The Committee plans to contact the Arden Library, the Arden Page, and ACRA to determine if our annual donation to them should be changed. Presently the donations area as follows:

Arden Library	\$300
Arden Page	\$300
ACRA	\$500

These donations have not been increased for several years, and the Committee wants to be sure that the amount the Town donates every year is sufficient. ACRA has indicated that no increased donation will be needed this year, while the Arden Page has said that an increased donation will be sorely needed. The donation to the Fire Companies probably will be unchanged.

All of the Town's standing Committees have informed us of their proposed budgets for the coming budget year:

Civic Committee	
Roads	\$16,000
Commons & Forests	13,000
Trash Collection	35,000
Special Cleanup	2,200
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Archives	\$2,000
Community Planning	\$100
Leg. Reference	\$150
Playground	\$1,100
Registration	\$2,150
Safety	\$1,450
Village Center	\$2,400

It should be noted that the Civic Committee will not request a Civic Reserve for this Budget year, and this will result in a budget reduction of \$7,000 and the deletion of one line item from the Budget Referendum.

The Budget Committee has not met as a group to consider all of these committee requests. After we examine and consider all of the requests, a budget presentation will be made to the Town Assembly. This Committee has been very fortunate to have received so much information at such an early date.

Respectfully submitted: Larry Walker

Report accepted.

Buzz Ware Village Center: Connee Wright McKinney

Our committee report reviews events we have sponsored this spring at the BWVC, maintenance projects completed and proposed, and two motions regarding the possible early departure of the Wilmington Montessori School from the BWVC.

On Saturday, March 28 we co-sponsored a 2nd Trivia Night with the Archives committee. On Saturday, April 11, we gathered to make Easter baskets for Arden's older residents. Thirty-six baskets were distributed after the ACRA Easter egg hunt on May 18th. On Sunday, April 25, the Registration and the Arden Book committees held a new Arden Book signing. On Sunday, June 14, we hosted the annual Over 80's party; 30 honored guests attended and a packed room of about 60 family and friends enjoyed the celebration and wonderful refreshments. Our thanks to Barbara Fenske from our committee for organizing this event and to her committee members Anne Andrews, Ann Berlin, Paul Christensen, June Kleban, Susan Noonan, Debbie Reinholz, Betty Rupert, Jim Semenick, and Jeannie Stigler. On May 20, we participated in a joint meeting with representatives from Community Planning, ACRA, Archives, Ardencroft and the trustees to explore long-range plans for the BWVC. Community Planning will be reporting in greater depth about that meeting.

Over the Easter vacation, a new drop ceiling and florescent lighting was installed in room 4; this \$2100 expense was approved in last year's budget referendum. WMS donated a used side-by-side refrigerator to replace the broken one and have removed the floor cabinets and partition to free up some more space in room 4.

As reported at the January town meeting, our committee is continuing to discuss a new location for the Arden quilt: the Archives committee needs more working space and the quilt limits the arrangement of space on the small stage. Since the quilt is very large and should be mounted carefully, our committee wants to find a location that is permanent, not temporary. Also the Archives committee and our committee hoped that they could use the current Wilmington Montessori School front office for filing cabinets; however, in our discussion with WMS, they clearly want to maintain that room for their own use. However, the Archives committee will have the use of the Wilmington Montessori School air conditioner mounted in the wall in that front office.



In regard to the Wilmington Montessori's School long-term plans at the BWVC, our committee has two motions to make this evening.

The Buzz Ware Village Center Committee's current Cooperation Agreement with the Wilmington Montessori School expires July 1, 1996; however, the WMS is now involved in a major fundraising drive that, if successful, will allow them to add on to their main school on Harvey Road, and they will not need the BWVC site. The deadline for raising funds for their matching grant is December, 1992. The WMS has indicated to our committee that the school will probably be leaving before July 1, 1996—they can give us no definite date at this time.

The relevant section in Amendment to Cooperation Agreement (August 1985) reads as follows:

Item 2. "...During the five-year extension period [July 1, 1991 to July 1, 1996], neither party shall have the right to terminate the Cooperation Agreement except for material breach. Unless earlier terminated as herein provided, the Cooperation Agreement will be extended for a second five-year period July 1, 1996 to July 1, 2001, unless either party gives written notice to the other on or before July 12, 1994 of its intention to terminate the Cooperation Agreement at the conclusion of the five-year extension ending July 1, 1996. . . ."

Our committee would like to present a motion to give us clear direction to negotiate a possible early termination of the agreement by WMS. The motion is as follows:

**Whereas the Wilmington Montessori School has indicated that they will possibly be leaving the BWVC before July 1, 1996, the date specified in our cooperation agreement, the Buzz Ware Village Center Committee of the Village of Arden moves that our committee be given the authority to negotiate terms, subject to town assembly approval, that would allow for WHS's early termination of our cooperation agreement.**

Motion was seconded and approved.

For background for motion #2, the relevant sections in the original Cooperation Agreement (May 1981) read as follows:

Item g "... If this option [WMA early removal of modules] is not exercised, Wilmington Montessori Association will be responsible for returning the site to its original condition or a condition desired by the Village at the time, as long as the expense is not greater.

Item 14h. "This Agreement can be terminated by Wilmington Montessori Association with two year notice to the Village of Arden. Should Wilmington Montessori Association chose to sell the new building [module] the Village of Arden will be give the first right of refusal to purchase. If the Village of Arden does not acquire the building, it will be removed by Wilmington Montessori Association, and the site take care of as in point (g) . . . ."

Our committee would like to present a motion inform WMS that the Village of Arden does not want the modules to remain at the BWVC. The motion is as follows:

**The Buzz Ware Village Center Committee of the Village of Arden moves that our committee be given the authority to inform the Wilmington Montessori School that the Village of Arden does not want the modules to remain at the BWVC and that the modules be removed and the site restored according to the items 14g and 14h of the Cooperation Agreement (May 1981).**

MOTION WAS SECONDED AND APPROVED

Our committee's 92-93 budget request will be for \$2,400 (\$300 request for programming, supplies, etc.+ \$2100 for fire code equipment installation).

This installation would bring the building up to code for fire inspection with the installation of 7 sensors (rate of rise heat detectors), another indoor bell, another pull station (by room 4), enunciators (flashing lights) in classrooms. Fire coverage now consists of home style heat detectors, 1 pull station and outside bell.

In the future, the town might consider the option of contracting with a monthly monitoring service for fire and security (alarms go directly into a station that calls police and fire company). This service requires monthly fire certification of fire alarm and security devices. The annual total cost for these 2 services is approximately \$480. There would also be a one-time expense to connect wiring for security alarms; our committee is looking into that cost now. We would like to add that the BWVC is a very safe building both in construction and number of exits. I have attended WHS fire drills there and the children are completely out of the building, including the modules, in 2 minutes. The monitoring service that we are talking about here would be most effective when the building is empty.



The ACRA Summer Program begins on June 29 and will continue until July 31. Please watch the Arden Page for some BWVC-sponsored summer programs, such as bingo lunch.

There have been 23 meetings, and 4 special events since the March town meeting. Please call Ruth Bean to schedule in advance. It is particularly important for new committee chairpersons remember to let Ruth know about your meeting. Also please return the key promptly when your meeting is over.

We welcome your comments and concerns and thank you for your continued support.

Respectfully submitted,  
Connee Wright McKinney

Report Accepted.

## CIVIC COMMITTEE REPORT TO ARDEN TOWN MEETING

JUNE 22, 1992

Bids are being received on a significant program of road repair. It includes the ambitious list that follows.

Repave Inn Lane between Cherry & Walnut

Repave Sherwood between Lovers Lane & The Highway

Repave Hillside between Millers & the woods

The following areas will be dug up and repaired

Millers & Little Lane junction

Millers near Hillside

Sherwood near Lovers Lane

Sherwood & The Highway junction

The DOT advises they are about to award a contract for the swales at the Orleans and the Sweep junctions with Harvey Road.

At the junction of Millers and Orleans where we installed about 140 feet of new 10-inch storm drain and repaired two catch basins the recent heavy rains were handled nicely. With the swale at Orleans & Harvey much less water from Harvey will turn the corner and go down Orleans to Miller. A 200 foot replacement section of 10-inch drain line installed to take water from Sherwood Rd. also performed well. The storm drain at Harvey and the memorial garden has finally been unplugged by the DOT. It is a pleasure to watch how well it handles stormwater.



We note that grass clippings, some of it still in plastic bags, have been dumped in the woods on the creek side of Millers Rd. near Marsh Rd. Grass clippings and prunings are being dumped in the grove at the corner of the Gild Hall parking lot and Pond Lane. Please let us know if you see this sort of thing being done. Don't hesitate to tell on anyone. It is our village they are messing up.

As a result of a Federal Law Arden as well as countless other towns and businesses that have their own drainage systems will have to get stormwater discharge permits. Most of the work and the cost of this effort will be handled by New Castle County. They have retained a Baltimore engineering firm to do the work. They will probably only require that we provide them with information and with them inspect each of our storm drains. This effort is underway now and we expect to be involved soon.

S. L. Bean

Report Accepted.

Community Planning: Russ McKinney

The Community Planning Committee wishes to thank everyone who participated in two Annual Events held this spring, the Woods Clean-up Saturday April 11 and the Memorial Garden Clean-up Saturday April 25.

A joint meeting was held regarding the future plans for the Buzz Ware Village Center with Archives Committee, Trustees, Ardentown, ACRA & Arden Club. The BWVC Committee provided floorplans and update on current & upcoming improvements and repairs. Update on Montessori leaving, possible dates, discussed negotiating points (money in maintenance fund, amount notice, etc).

Need for town office, we need to put together facts and figures on current situation and projected cost if function was moved into BWVC. Possible future home for Arden Archives.

We expect that additional joint planning meetings will be held as needed. Process is somewhat flexible given the uncertainty about when WMA will leave. for now it enough that we have begun to get everyone together and made a substantial beginning on development plans.

Will plan to work with Ethel Monfort on Copies of Plot and Policies on Memmorial Gardens for other officers who may contacted by bereeved families first and need to know what to do,

The second reading of re-wording of Ordinance # 11 took place.

A motion not to accept the Community Planning report was then made from the floor by Steve Threefoot on the basis that the whole committee had not been convened. This motion was later removed since it was felt that there were two separate issues involved, the second reading and the report.



A motion to accept the second reading was made by Cy Liberman, this was seconded and approved.

The Town Assembly Chairman William Press then requested the Town Secretary to write a letter to the Convenor of the Community Planning Committee to request that a meeting be convened and a report made at the September Town Assembly Meeting.

Arden Book Report: Ruth Bean

We had an order 1000 books. Ardentown ordered 200, Ardencroft ordered 100, and Archives ordered 100. Additional expenses \$446.16.

We were able to benefit from the discount given to the larger number of books printed. We made a profit from the orders of the other towns of \$319.50. Book opening was a gala event, much enjoyed by those present. Many books were distributed that day. All the rest were divided up between volunteers from Town committees and others, like Barbara Fenske who had so much fun she delivered two batches. There are still a few to be delivered.

Each trustee, the Town Chairperson and Rae Gerstine were given 5 books to distribute for Village public relations or to sell. Some other books were distributed such as : WMS, Arden Library.

Sales at \$6 per book have gone well. Thanks to Harry Themal's article I have received phone calls from people outside of Arden. To date 46 books were sold - \$276.

We plan to have books for at the Town Meeting.

I request official approval of the Town for me to be responsible for the sale and distribution of the books. This could be on a yearly basis, with my reporting to the Town Meeting as to the number of books sold, distributed and in hand, or it could be a responsibility rotated on a regular basis I look for guidance from the Advisory Committee.

In our planning sessions it was suggested that we try to keep records as to who has received books for Public Relations purposes to help in knowing and planning for any future editions. I hope people will let me know so that I can keep the records up to date.

Report accepted

Report of Representative to CCOBH - Cy Liberman

The major concern of the Council of Civic Organizations of Brandywine Hundred continues to be the proposed large shopping mall to be built on the site of the Brandywine Raceway and the traffic plan associated with it. The Council's study of the entrances and exits proposed in the traffic plan associated with it. The Council's study of the entrances and exits proposed in the traffic plan resulted in the conclusion that the plan would bring an increase in traffic on Harvey-Grubb Road and on Shipley Road. The Council prepared an alternate plan of exits and entrances to protect those roads. The Department of Transportation reviewed that plan and declared it to be deficient. However, the Council has learned that the Department used the developer's traffic figures and presented them as its own. The Council is currently preparing a report and letter to the governor accusing the Department of misrepresentation. The Council will continue to fight for an improved traffic plan or downsizing of the proposed mall.

That effort involves the county's subdivision controls, which operate after land has been rezoned. On another front, the Council is continuing to wage a legal battle in the Chancery Court, attacking the procedures used by County Council in rezoning the raceway property.

On another matter, the last town meeting expressed objection to a proposed county ordinance which would strengthen the Historic Review Board. The County Planning Board failed to approve the proposed ordinance and it is being revised. Meanwhile the county planning director says we have nothing

to fear from the ordinance, that Arden could not be put into a historic district classification without action by County Council.

Mr. Charles McKean was appointed as Arden's new representative to CCOBH.

Report accepted.

Legislative Reference Committee: Steven Threefoot

We held our quartely meeting on 6/14/92 and Steven Threefoot was chosen as chairperson. We discussed the feed back on the summary of standing committees. The changes are being made. In addition a summary of the village ordinances is being finished off. If all goes well these two summaries will be distributed together to all town residences.

Report accepted.

Playground Committee Report: Pat Jordan

The Committee met in April after the Town Elections and Pat Jordan was made chairman.

Since the last Town Meeting the required equipment inspections were made, and all neccessary repairs were completed. All equipment is in safe condition but it is in need of re-painting.

The Committee has approached painters in Arden about doing this work, and a decision should be reached before the end of June.

A request was received to install two standards for a volleyball court. The court will be on the Village Green near the intersection of Inn Lane and Cherry Lane. The standards will fit into sockets set in concrete and when the standards are removed the concrete and socket will be slightly below ground level so that there will be not problem with mowing. The committee will monitor the installation and make a final inspection of the equipment before volleyball will be played there.

Report accepted.

Safety Committee Report: Tim Colgan

Our present New Castle County Police Community Services Officer is Brian Cahill 571-7953

Committee member Peter Renzetti has finished putting illuminated numerals on mailboxes on "this side of Arden" which, of course is "the other side Arden" from our present location.

We would like make the co-ordinator of the Town Watch a paid position. Frankly we have had difficulty filling the position with a volunteer. It is our feeling that the coordinator is a post in which continuity is of the utmost importance. The positions requires a dedication of time and effort of a minimum of six hours



per week. Thus, the committee is going to test market the position as a paid one for three months. The pay will be \$150/month paid for out of our present budget.

If the interim period is successful, we will propose the co-ordinator as a line item position on the next budget in the amount \$1,800/year. The co-ordinator would be appointed by the safety committee and would be required to attend all committee meetings as a non-voting member. Also the person would be required to attend all town meetings.

Old business: Tim then read the letter from the Department of Transportation regarding a light on Harvey Road, and asked if the Town Assembly wished the Safety Committee to go forward with further inquiries. The Town Assembly then moved that the Safety Committee be asked to persue the traffic light with the Department of Transportation and get back to the Town Assembly with their conclusions.

Motion was seconded and accepted.

Meeting adjourned.

Respectfully submitted  
Town Assembly Secretary

Irene O'Connor